

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
**APPROVED MEETING MINUTES FOR WEDNESDAY, June 6, 2007**  
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

**1. Call to Order 7:06PM**

**2. Pledge of Allegiance**

**3. Introduction of MAC Members**

MAC members present were Jill Ernst, Steve Nash, Virg Anderson, and Craig Powell, and Sean Corcoran.

**4. Approval of Agenda**

A motion was made (and seconded) to approve the June 6, 2007 agenda, and the motion passed (5-0).

**5. Approval of Minutes: April 11, 2007 (5-0); May 3, 2007 (5-0)**

A motion was made (and seconded) to approve both the April 11, 2007 and May 3, 2007 minutes; the motion passed (5-0).

**6. Public Comment**

The majority of the public in attendance for this meeting appeared specifically to bring to the MAC members' attention several of the details associated with the Bureau of Reclamation's plans for upgrading Folsom Dam and the surrounding levees. In particular, several citizens expressed their concern for the possibility of an 8-10 year project requiring blasting, drilling, dredging, and hauling 24 hours per day near the Granite Bay neighborhoods closest to a proposed "borrowing zone" at the northwest end of the lake. The homeowners in the affected neighborhoods support raising the dam but do not believe the proposed activities are appropriate in the identified area. Potential risks were described as air and noise pollution, wildlife habitat damage, and negative impact to recreation. As with residents in Folsom confronted with similar hazards, Granite Bay residents were interested in obtaining support from the Board of Supervisors to consider alternatives (such as removing Granite Bay beaches as potential borrow sites) and recommend changes to the current improvement plans for the dam.

Regarding the construction of the Olive Ranch Fire Station, Chief Corrado noted that the station's as-built height has eclipsed the four-foot mark. Also, Bob Richardson will be taking over Fire Marshall duties as Lawrence Bettencourt moves into his new role in Fire Operations.

**7. MAC Committee Reports**

**A. Public Safety (David Kaiser)**

Memorial Day Weekend was reported by both the CHP and sheriff to be safer than last year.

**B. Douglas Blvd Corridor Committee (Jill Ernst)**

The committee continues to finalize design guidelines and expects to have material to present to the MAC for recommendation at one of the next scheduled meetings.

**C. Parks & Recreation (Steve Nash)**

Dedication of the tennis courts was scheduled for Friday (6/15/07) at 10AM.

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**8. Action Items**

- A. July MAC Meeting Date** – The first Wednesday of July falls on July 4<sup>th</sup> this year; a proposal has been made to re-schedule the July 2007 MAC meeting for July 11, 2007.

*A motion was made to move the July 2007 MAC meeting from the 4<sup>th</sup> to the 11<sup>th</sup>.*

The motion was seconded and passed (5-0).

- B. Verizon Wireless Horseshoe Substation** – Booth Complete Wireless Consulting presented a proposal for the installation of a new 39-foot monopole with 12-panel antenna and equipment shelter at the northwest corner of the intersection of Oak Knoll Way and Douglas Blvd (APN: 047-060-026, zoned RS-AG-B-40). A brief history of the selection process for this site was provided by the applicant, which included a description of the perceived need for the tower as well as a review of alternate sites previously assessed and rejected by Verizon.

In an attempt to extend cell coverage to the lake, Verizon has identified a parcel owned by PG&E as the site suited for this purpose. The parcel is located at the entrance to the Lakeview subdivision, which has drawn the opposition of many of the nearby residents. Regarding alternate locations, the applicant observed co-location with other PG&E equipment was not permitted because of PG&E climbing restrictions at one site and insufficient area for supporting equipment at another. Further, the nearby facility at the Bank of America would not substantially improve the coverage, and park property would likely not be approved by local & state government agencies for this type of construction.

With respect to the specific site, an arborist study has been completed that identifies three trees to be removed in addition to several others that may experience minor impact to their root zones as a result of trenching or the installation of a protective perimeter fence. The applicant believes the aesthetics of the site are such that a standard monopole rather than a simulated pine would best reduce the visual impact.

Members of the MAC were nearly uniform in their concern for the ongoing attempts by providers to apply for installations throughout the community without an overall plan for wireless development as can be found in many urban areas. A necessity for design guidelines has been identified in the past by the MAC but no guidelines have currently been approved by the county.

The public in attendance was consistent in its disdain for this project, citing a poor experience with PG&E's inability to satisfactorily maintain the visual appearance of its existing installation. Similar installations (not by this



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applicant) were observed to have taken an inordinate amount of time to complete and in fact have resulted in code discrepancies that have yet to be corrected. Additionally, it was noted that wireless providers have several variables at their disposal to compensate for less-than-optimal sites.

*A motion was made to not recommend approval of construction of the substation as presented.*

The motion was seconded and passed (4-1).

- C. Peacock Ranch Subdivision** – Brad Michel presented a proposal by Dunmore Communities to subdivide 13.39 acres (APN 466-020-046, zoned RS-AG-B-40) into 8 single-family residential lots ranging from 1.12 to 2.09 acres. The project is located at the northeast corner of Sierra College Blvd. and Old Auburn Road. Two lots will be maintained as open space, and portions of the southern wall will be re-located to accommodate landscaping and the installation of sidewalks.

Comments from the MAC included concern that the site's existing gate may not have been approved if presented as part of the current proposal. However, county personnel noted conformance with zoning, current design guidelines, and consistency with neighboring developments. The fire chief also noted that changes to the current gating configuration would be required in order to obtain approval from the fire district.

*A motion was made to recommend approval of the Peacock Ranch subdivision as submitted.*

The motion was seconded and passed (5-0).

- D. Granite Bay Plaza & Pardee Ct Half-plexes** – Having presented before the MAC previously, representatives for this project described the modifications to a proposed subdivision consisting of 30 townhouses on approximately 3.57 acres and a new 8800 square foot commercial retail building on approximately 1.14 acres. Located along Pardee Ct and Douglas Blvd near the southeast corner of Douglas Blvd and Auburn Folsom Rd (APN 047-150-012, -015, -016, and -042; zoned CPD-Dc), the density of the project has been reduced from 9.8 units per acre to 8.9 units per acre, and the number of parking places along Pardee Ct has been increased to 27.

County personnel noted this modification was the second revision since April and currently exceeds the minimum parking requirements.

MAC members commented favorably on the increase in resident parking and overall reduction in density. Some incompatibility of the design with the

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current tenants was acknowledged, as was concern for excessive restrictions to the property owners' ability to develop the parcels.

The public in attendance was generally pessimistic regarding the project's ability to provide sufficient parking while overcoming traffic congestion and satisfy the perceived business needs of the existing tenants. Reductions in density to date were commended, and additional reductions were encouraged.

*A motion was made to recommend approval of the project as presented.*

The motion was seconded but failed (3-2).

**9. Information (Non-Action) Items**

**A. Sewer Fee Increase Update** – Brian Jagger, Field Representative for Supervisor Uhler, discussed the postponement to July of a Board of Supervisors vote on the proposed sewer fee increases. With respect to demonstrating the justification for the proposed increase, Supervisor Uhler is recommending the formation of a Community Advisory Council for the purpose of examining information that would typically be reviewed by an auditing body.

**10. Correspondence** – General correspondence was made available on the table at the rear of the room.

**11. Next Meeting:** GB MAC July 11, 2007 @ 7:00 P.M.

Subcommittee Meetings: (Held at the Eureka Union School District Office)  
Douglas Blvd Corridor Committee @ 5:00 P.M.  
Public Safety Meeting @ 6:00 P.M.

**12. Adjournment**